

MINUTES - Corrected
SPECIAL MEETING
MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, May 22, 2012 – 5:00 p.m.
18501 Murdock Circle, Suite 504, Port Charlotte, FL

Members Present

Andy Dodd, *Chair, Member at Large*
Gary Bayne, *Member at Large*
Erik Howard, *Vice Chair, General Contractor*
Marie LaBrosse, *Member at Large*
Tim ~~Shepard~~ Shepherd, *Banking and Finance*

Members Absent

Suzanne T. Graham, *Property Owner*
George Wester, *Real Estate*

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, *Redevelopment Manager*
Derek, Rooney, *Assistant County Attorney*
Matt Trepal, *Planner III, Growth Management*
Paul Payette, *Real Estate Services*
Al Campitelli, *Real Estate Services*
Bruce Bullert, *CCU*
Kathy Knee, *Recorder*

I. Call to Order

Andy Dodd called the May 22, 2012 Special Meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 p.m. in Suite 504 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – None.

III. Approval of Minutes - A Motion was presented by Gary Bayne, seconded by **MariaMarie LaBrosse and unanimously approved to accept the Minutes of the Special Meeting of March 19, 2012 as presented.**

IV. Commissioner Comments – None.

V. Old Business

Main Stage Proposal – Debrah Forester reported there were no other proposals received during the 30 day period, therefore Main Stage's proposal will be presented to the BCC on June 12. Mr. Goldberg is coming into town the beginning of June and will be attending the BCC meeting.

VI. New Business

US41 Sewer Project/MSBU – Bruce Bullert, Charlotte County Utilities, distributed a handout to the committee members which included information and maps of the proposed US41 utility expansion project. The reason this area is being looked at is because FDOT is planning its US41 widening project and there was a petition from property owners who expressed an interest in utility service. Sanitary sewers and reclaimed water facilities are included in the plan. The reclaimed water service would be for commercial property owners. DOT requested that reclaimed water be available along their roadway. By working with DOT, there will be a cost savings. Mr. Bullert confirmed that MSBUs have a definite impact on Murdock Village.

MariaMarie LaBrosse asked that clarification be made about the property owner petition. This petition contains about 12 names and she thinks there are about 1100 pieces of property.

Mr. Bullert reviewed the information in the handout which included the costs of the project, cost per offset foot for each utility, and the mandatory connection process. Mr. Bullert noted that the

schedule included in the information will be updated; the BCC agreed to delay this project by one year. This schedule will become more in line with DOT.

Discussion followed regarding the sizes of water mains and sewer lines; consideration for capacity in Murdock Village; and the cost of assessments to property owners. It was asked if reclaimed water would be mandatory; CCU is still looking into this.

MaríaMarie LaBrosse noted that although she is not opposed to the project, she does have strong concerns about the use of reclaimed water.

Kathleen Coppola stated it was very upsetting to receive only 6 days' of notice from the County for this extremely high assessment charge for her properties, plus there will be an additional charge for hook up. Commissioner Deutsch stated the delay of construction will allow for more discussion and planning with property owners.

Erik Howard suggested that alternatives should be explored. Utility needs should be directed by CCU and the needs of the property owners and not just because a road is being constructed.

Gary Bayne noted that Charlotte Harbor is impaired and septic tanks are contributing to the problem.

Debrah Forester thanked Mr. Bullert for his presentation and asked him to keep the Advisory Committee informed as things progress.

VII. Correspondence & Communication – None

VIII. Attorney's Comments - None

IX. Public Comments – Kathleen Coppola warned that if there is not an equitable solution more and more people will leave the County because this is a financial burden to property owners.

X. Staff Comments – None.

XI. Member Comments – Gary Bayne stated he has learned that EPA Brownfield grant money in the amount of \$180,000 will be available this summer to 20 communities and could be used for planning purposes. Debrah Forester noted the MPO will not be applying for this grant but will support an application made for the Murdock Village CRA. Ms. Forester will review the application when available to determine if Charlotte County would qualify.

XII. Next Meeting

The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, July 9, 2012, 5:00 p.m.**, at the EDO Conference Room.

XIII. Adjournment - There being no further business to come before the Board, the meeting was adjourned at 5:52 p.m.

Respectfully submitted,


Andy Dodd, Chair

Approved: 8/20/12